

Redevelopment Plan and Finding of Necessity

**For the Lake Monroe Waterfront and
Downtown Sanford
Community Redevelopment Area**



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Last Updated: July 29, 2009

Prepared for
City of Sanford

Prepared by
City of Sanford Department of Engineering and Planning
Updated by Economic Development Office



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**Redevelopment Plan and Finding of Necessity
For Lake Monroe Waterfront and Downtown Sanford Community Redevelopment Area**

November 17, 1995

Updated July 8, 2009

I. Background and Introduction

The City of Sanford, Seminole County, Florida, is located approximately twenty (20) miles north of Orlando in the east central portion of the State of Florida. The City is primarily a residential community with a historic downtown waterfront area located on Lake Monroe, a wide spot in the St Johns River. The St. Johns River was General Henry Shelton Sanford's reason for founding the community in the 1870's because it provided access to the area for settlement. Swedish immigrants were attracted and the City became a center for commerce and industry in the early 1900's. At one time it was the Celery Capital of the United States although citrus crops were the principal farm crops until several hard freezes during the 1980's. The City experienced a setback when the Sanford Naval Air Base was decommissioned in the late 1960's by the U.S. Government. Recently the renamed Orlando Sanford International Airport has expanded to include an International Arrivals Building, parking garage and an FAA Control Tower. The City has a population in 2009 of approximately 52,000 persons and covers approximately 17 square miles of land area. Over the years Sanford's growth and development has lagged behind the rest of the County. The table below shows that in comparison with the rest of Seminole County, Sanford's socioeconomic profile was much lower in terms of income and poverty level and remains so at the time of the 2009 revisions.

Comparison of Socioeconomic Characteristics Between City of Sanford and Seminole County				
Characteristic	Seminole County 1990	City Of Sanford 1990	Seminole County 2007	City Of Sanford 2007
Population	284,180	32,387	407,260	47,952
Percent Below Poverty Level	7.2	16.3	9.4	17.3
Persons Below Poverty Level	20,513	5,061	38,328	8,296
Per Capita Income	\$16,644	\$11,115	28,890	\$20,387
Median Household Income	\$35,637	\$25,029	57,318	\$38,659
<i>Source: 1990 Census and 2007 Census Estimate</i>				

Between 1990 and 2007, the City's per capita income has only risen from two thirds to 70% of the per capita income of surrounding Seminole County.

Between 1990 and 2007 the portion of persons living in poverty within Seminole County living in Sanford had only declined from 25% to 21%.

The Sanford Community Redevelopment Area grew out of the Lake Monroe Waterfront Master Plan Steering Committee, a committee of the City of Sanford that worked towards the revitalization and redevelopment of the Lake Monroe Waterfront and the Sanford Downtown area. (After creation of the Community Redevelopment Agency (CRA) in 1995, this group was supplanted by the CRA Board).The Sanford City Commission agreed to explore the establishment of a community redevelopment agency covering the Lake Monroe waterfront from Interstate 4 through downtown Sanford within the context of the Community Redevelopment Act of 1969, as amended, (Part III, Chapter 163, Florida Statutes). This Study and modified Community Redevelopment Plan is intended first, to determine whether the legal requisites for a Community Redevelopment Area exists, and second, if the area is a "blighted area" as defined by Florida law in order to establish the basis for a Community Redevelopment Plan.

Pursuant to Resolution No. 95-R-246, and the Resolution adopted on July 28,2009, the Board of County Commissioners of Seminole County, Florida pursuant to Section 163.410, Florida Statutes, has delegated to the City of Sanford City Commission the authority, rights and responsibilities to create and establish a Community Redevelopment Area, as modified, within its municipal boundaries expressly for the Lake Monroe Waterfront and Downtown Sanford area and the six (6) block area of Sanford Avenue from 3rd Street to 6th Street (while removing a residential area west of Riverview Avenue).

II. Finding of Necessity

A. Description of “Blighted Area”:

The overall study area extends 4.3 miles from Interstate 4 easterly to Mellonville Avenue. The southern boundary for the study area includes the CSX Main Railroad Line, also known as Rand Yard Road, First Street, Third Street and Second Street. This area encompasses major waterfront recreation facilities including Lake Monroe Wayside Park with its “new” historic bridge/fishing pier, Central Florida Zoological Park and Ft. Mellon Park with its inception.

The Community Redevelopment Area includes properties located within the Sanford City Limits (see attached map). The recent Seminole County BCC resolutions resulted in the deletion from the CRA of the area west of Central Florida Regional Hospital known as ‘The Preserve at Lake Monroe’ and the addition of a six block area on Sanford Avenue from 2nd to 6th Streets. This six (6) block area on Sanford Avenue approved for inclusion however is contained in this original study area.

B. Existence of a “Blighted Area”

The Community Redevelopment Act requires each local government to adopt a resolution finding that slum or blighted areas exist or that rehabilitation, conservation or redevelopment is necessary in the interest of public health, safety, or welfare. Specifically Chapter 163.355(1), Florida Statutes, requires the governing body to adopt a resolution finding that:

1. **One or more slum or blighted areas exist in such municipality; and**
2. **The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of such municipality.**

Examples of blight in study area are noted as follows:

Faulty Surfacewater Drainage Systems- As part of a massive and ongoing wastewater facilities program, the City recently separated the combined stormwater/sewer system in the older downtown area. Until then, when there was a heavy rainfall event, the combined sewage/stormwater could jump the levy and drain directly to Lake Monroe. The City has corrected that problem by separating the sewer to a special vacuum system. However, other downtown surface water drainage problems continue to exist that cause periodic flooding of businesses, especially on First Street. This drainage problem represents a public infrastructure improvement that is obsolete by today’s stormwater management standards and reflects the existence of a condition which endangers property and public health. The poor drainage situation has been addressed in certain situations but has remained a continuing problem. This situation applies equally to the six (6) block area proposed for annexation on Sanford Avenue.

Deteriorating Bulkhead- Portions of the bulkhead were constructed in 1916. Wave action over the years has caused portions of the bulkhead to require remedial maintenance. Memorial Park which juts out into the water and was constructed in the early 1920’s is experiencing subsidence at its northern end due to undermining of the bulkhead structure by wave action. This facility constitutes deteriorated and aging public infrastructure that needs to be repaired and rehabilitated in order to guard the public safety and welfare. Measures were taken to address the bulkhead problem between 2005 and 2009, but have only been partially successful. The problem remains an engineering challenge and has so far defied a complete solution.

Deteriorating Streets/Irregular Brick Streets/Broken Sidewalks- There are a number of brick streets in the downtown area that have been paved over with asphalt over the years. Other brick streets such as Second Street between Park Avenue and Oak Avenue have uneven or broken surface that poses a safety menace to the public in its present condition. Eventually, the City desires to repair these streets to their original brick in keeping with safety concerns as well as the historic character of the area. Similarly, the area’s sidewalks are uneven and broken. Curbs are cracked and broken posing a safety hazard to the public. Retail customers and office workers desiring

to travel from office buildings to restaurants and shopping businesses are discouraged by the lack of smooth, safe walking surfaces and thus, there is a negative economic impact caused by deteriorated public infrastructure improvements. A portion of this problem has been addressed with the streetscape improvements undertaken between 2002 and 2009. Problems remain in a significant portion of the study area especially the six (6) block area on Sanford Avenue proposed for inclusion into the Community Development Area. This area displays equivalent and worse physical conditions, with deteriorating sidewalks and pavement and lack of smooth safe walking surfaces.

Faulty Lot Layout and Diversity of ownership- In a number of instances, the property configuration and ownership patterns discourage the usefulness of land and subsequently deter redevelopment. The block bounded by First Street, Sanford Avenue, Commercial Avenue and Palmetto Avenue exemplifies a vacant area where three (3) separate ownerships of inadequately sized parcels prevent useful development. Several parcels west of French Avenue are also problematic from a development perspective because, as single parcels they are too narrow to be useful or there are too many owners to provide for a viable and marketable development project. Several vacant properties that exhibit these characteristics are included in a study by Andersen & Associates prepared in June, 1994. The six (6) block area on Sanford Avenue proposed for inclusion into the Community Development Area displays equivalent problematic lot layout conditions.

Structures Needing Rehabilitation/Renovation- A substantial number of historic and other buildings are in need of repair and rehabilitation. Although considerable progress has been achieved in the Community Redevelopment Area with the renovation of the Helen Stairs Theatre (now known as the Wayne Densch Center for the Performing Arts) and the Welaka Building, there remain a number of structures that are deteriorated, or deteriorating with conditions that endanger life or property and which substantially impair or arrest sound growth within the study area. Although addressed to some degree by façade improvement programs funded by the City Commission and implemented by the CRA Board from 1995 to 2009, the condition of downtown building remains a major challenge through the time of this amended Community Redevelopment Plan update. The six block area on Sanford Avenue proposed for inclusion into the Community Development Area in particular contains a number of deteriorating or condemned structures.

Inadequate Parking Facilities- The *Downtown Traffic and Parking Study* conducted by Howard, Needles, Tammen & Bergendoff (HNTB) in 1987, documented existing and anticipated parking needs. The study inventoried existing and anticipated land uses, performed parking interviews, measured off-season and peak season parking demands, performed a parking demand analysis and performed intersection capacity analyses. In 1987, a courthouse expansion of 106,000 square feet was envisioned and incorporated into projections. The 1987 HNTB study concluded that an existing deficiency of approximately four hundred (400) parking spaces exists. The HNTB study also documented the need for additional parking to be structured. The parking situation remains a challenge at this time. Potential solutions have been proposed, but have exceeded the financial capacity of the City.

Loss of Offices and Retail Commercial business- In 1990 the downtown area lost its last major store, McCrory's. The area continues to be plagued by a high vacancy rate. The downtown area has experienced a high turnover of business openings and closings. Although there is evidence of successful businesses establishing and flourishing, such as the Willow Tree Restaurant, a high number of retail and restaurant establishments have opened with inadequate funding and business plans and closed within months. The Palm Resort on the marina has gone through numerous changes of ownership and continues to experience financial difficulties. These conditions, therefore, continue to impair or otherwise arrest the sound growth of the City and County and are considered a menace to the public welfare. Up to the time of the adoption of this amended Community Redevelopment Plan, the office use situation has not improved. The 22,000 square foot Welaka Building was renovated in 1996. On the other hand the larger State Attorney's Building was vacated by Seminole County government along with the Criminal Court facilities located in the County Courthouse in 2003. Approximately twenty-five percent (25%) of the retail storefronts remain vacant. The six (6) block area on Sanford Avenue proposed for inclusion into the Community Development Area displays a similar lack of office and commercial presence with a high percentage of empty or abandoned storefronts.

Environmental Blight Caused by Midges- The Lake Monroe Waterfront is plagued with a seasonal blight in the form of an insect pest known as the midge or blind mosquito. Midges do not bite people. However, midges swarm in dense clouds at various times of the year. They emerge from Lake Monroe and cause discomfort and annoyance to humans. Midges cause significant economic blight because people are discouraged and dissuaded from conducting or even establishing lakefront businesses because of the intensity of periodic infestation. The insect carcasses attract spiders which in turn attract birds, all of which stain painted finishes on buildings, boats and vehicles causing costly damage and maintenance to surfaces. Boat owners are discouraged from docking at the Sanford Marina because of midges. Sometimes, the insect swarms are so thick that it is impossible to walk outdoors without ingesting midges in one's nostrils or mouth. This problem has lead to loss of business due to negative experiences by customers of lakefront businesses. The insects even damage carpets in hotel rooms. Over the past decades, much effort has been accomplished to study the midges and various schemes have been proposed to decrease their number. Many of the proposed solutions are unacceptable to environmental agencies because Lake Monroe is actually part of a river chain rather than a land-locked lake. The City desires to develop various means to lessen the detrimental impact of the midges, but also recognizes that this is a natural phenomenon, possibly exacerbated by man-made influences that must be managed with sound environmental solutions and cost-benefit analysis. By the time of this amended Community Redevelopment Plan, the midge problem has continued as a major challenge with no viable solutions yet implemented.

III. Land Use Characteristics

Land use characteristics within the proposed redevelopment area are depicted on the following three digital maps for the following features:

- **Existing Land Use**
- **Future Land Use**
- **Zoning**

The tabular data on the maps themselves includes the particular land use classification, acreage and, in parenthesis, the number of parcels within the given classification. The Land Use Characteristics table notes the acreage and number of parcels broken down by City and unincorporated areas of the overall study area.

There are a total of one thousand and fifty-three (1,053) acres within the overall study area included within four hundred and seventy-seven (477) parcels. The Community Redevelopment Area realignment passed by the Seminole County BCC on July 28, 2009 will result in a net decrease of the area of approximately one hundred (100) acres. The greatest number of parcels are utilized as commercial and office (existing land use) and are located within the City. Correspondingly, the greatest number of parcels which are designated as Central Business District for future land use designations. These commercial classifications are located primarily in the eastern half of the study area which is basically urbanized at the present time. The largest acreages are reflected by wetlands, rural zoning and agricultural designations in the western, predominantly unincorporated portion of the study area around the Central Florida Zoological Park.

IV. Property Inventory and Financial Analysis

A complete inventory of property in the study area was compiled and is included as an appendix of this document. The inventory provides the basis for compiling historic revenue trends as such trends would relate to a community redevelopment agency with an associated redevelopment trust fund.

V. Community Involvement

At the inception of the Community Redevelopment Area, as evidence of widespread community acknowledgment that actions needed to be taken to redevelop and revitalize the Lake Monroe Waterfront and Downtown Sanford area, community organizations worked towards that end.

Waterfront Master Plan Steering Committee- Formed as an outgrowth from a series of consensus building community workshops in March and April, 1993, the Waterfront Master Plan Steering Committee's purpose was to develop and implement a community consensus vision of the Lake Monroe waterfront. Since the creation of the Community Redevelopment Agency in 1995, the CRA Board has largely supplanted the functions of the Waterfront Master Plan Steering Committee working, under the authority of the City Commission, with community agencies including the following groups:

1. **Greater Sanford Chamber of Commerce**
2. **Seminole County Tourist Development Council**
3. **Central Florida Regional Hospital**
4. **Central Florida Zoological Park**
5. **Sanford Historic Trust**
6. **Historic Sanford Welcome Center, Inc.**
7. **Seminole County**
8. **City of Sanford staff**
9. **Sanford Historic Preservation Board**
10. **Romance-America River Cruises**
11. **Minority Community Representatives**
12. **Sanford Airport Authority**
13. **Property owners as individuals and acting as groups or entities**

VI. Mission Statement and Benefits

The City of Sanford recognizes that the Lake Monroe waterfront is an amenity of regional importance. The City is dedicated to revitalizing the historic downtown and enhancing the waterfront area in order to strengthen the economy and public and semi-public functions as well as the livability of North Seminole County. The Lake Monroe Waterfront and Sanford Downtown Community Redevelopment Area provide the mechanism to Focus redevelopment and revitalization of the area.

Goal: Aggressively Pursue Redevelopment/Revitalization: By providing a funding platform, the proposed redevelopment area will encourage public and private sector investments of infrastructure and facilities.

Goal: Establish Downtown As A Regional Center: The redevelopment effort is aimed at providing an identity for the downtown waterfront area. The redevelopment effort strengthens the continued revitalization and "rediscovery" of the area.

Goal: Create A Family-Oriented, Lakefront Activity Center: Quality of life for northern Seminole County is more than a regional mall and target businesses. The Downtown and Waterfront area as a unique cultural, entertainment and recreational focal point represents the only mixed use urban environment of its kind in Seminole County. Additional art and educational activities and amenities are necessary for both commercial activities and community events and programs.

Goal: Integrate Downtown-Waterfront In Both Function And Transportation: From a physical standpoint, integrating the waterfront, governmental and First Street commercial areas together with physical and functional linkages will include vehicular, bicycle, and pedestrian amenities in a manner that encourages travel between functions. Such amenities would include the Riverwalk which will tie government, recreation and tourist amenities such as the Florida Zoological Park and the Seminole County Wayside Park on the St. Johns River to Downtown Sanford with the courthouse, marina and Ft. Mellon Park.

Goal: Improve Neighborhood Conditions In Both And Social Quality: Redevelopment activities do not anticipate affecting the low and moderate income housing. For example, Towne Center Apartments is a “tax credit” project that is located in the redevelopment area. There will be no need for relocation of residents. Transportation improvements and circulation changes are not anticipated to effect residential uses. However, the contemplated improvements of public facilities will improve the amenities available to low and moderate income residents of the area. Environmental quality will not be affected nor will school populations. Because this area does not have a shortage or affordable housing, there is no provision for increasing affordable housing in the area. Notwithstanding the dramatic increase and decrease of property values encountered from 2000-2010, the availability situation for affordable housing has not appreciably changed in the study area.

VII. Redevelopment Plan

Community redevelopment is a continuous process. Since the creation of the Community Redevelopment Area in 1995, considerable planning and research has gone into creating quality downtown plans. This includes the “Plan for Downtown Sanford” created in 2004, and the ‘Cultural Corridor Plan’ in 2007. The Georgetown Plan, created in 2008, has direct implications on the six block area on Sanford Avenue whose annexation into the CRA authority was approved by the Board of County Commissioners. The context and recommendations of the 2004 Plan for Downtown Sanford are closely related to the completed projects and planned projects developed by the Board of the Community Redevelopment Area. Such elements as creation of gateways and districts, revitalization of main streets, the provision of incentives for rehabilitating historic structures, and the development of downtown parks have all been reflected in programs and projects the City Commission and the CRA Board have approved and executed since the inception of community redevelopment activities within the City.

Need for Dedicated Funding

As the Community Development Area’s funding has matured, a number of projects envisioned and enumerated in the original Community Redevelopment Plan have been accomplished or are nearing completion. These include:

- **Seawall rehabilitation**
- **Streetscape related projects such as First Street (Phase I and II), Palmetto Avenue and Magnolia Square**
- **Seed funding for the Helen Stairs Theatre building renovation**
- **Assistance to the Ft. Mellon Park renovation**
- **Marina island improvements**

This amended Community Redevelopment Plan foresees continuing or expanding the following projects enumerated in the original Community Redevelopment Plan:

Seawall maintenance – (cost estimate \$100,000).

Downtown parking improvements (including possible purchases of real property or real property interests) – (no cost estimate).

Linkages – completion of streetscape projects on North and South Palmetto, Magnolia and Park Avenues, as well as Commercial Street (estimate \$2 million). Completion of Sanford Avenue streetscape projects (cost estimate \$1.5 million).

Public Art and Street Graphics and Aesthetic maintenance – This includes such projects as the planting of flower annuals, concert infrastructure (shade sails) for Magnolia Square and information kiosks (cost estimate \$200,000).

Economic Development Incentive Programs for property improvements – including, but not limited to, the Façade Grant Improvement Program and the Rehabilitation Loan Interest Subsidy Program (estimate \$2.5 million) which economic development activities must fall within the statutory definition of the term “community

redevelopment “as set forth in Section 163.340(3), Florida Statutes.

Marina-Oriented Improvements – including midge/blind mosquito solutions, boat ramps, breakwaters improvements (no cost estimate).

User-Oriented Amenities – Includes fishing piers, etc. (no cost estimate).

Promotional Marketing – Funding for events, advertising and marketing. Although a small part of the CRA budget, promotional marketing is a key element in revitalizing the downtown and fulfilling community related goals. Examples include subsidizing the downtown Christmas lighting, offering subsidies to major events designed to bring people to the CRA area (e.g. Alive After Five, Bikefest, Celery Soup) and funding and co-funding of advertising ventures designed to attract tourism and development in the CRA area. (cost estimate \$350,000).

Although fitting into the overall goals and priorities of the original plan, the following projects detailed in the 2009 plan revision are new or expanded from the original descriptions:

- **Community and Economic Development Incentives** – Technology Incubator. With-in the goal of downtown revitalization is the need to attract high paying jobs and employees to the downtown. This will have the effect of attracting a customer base for downtown retail and restaurants, act as an impetus to renovate buildings and help populate downtown residential properties. The subsidization of a technology incubator will have the effect of simultaneously addressing a number of these goals: attracting quality companies to the downtown, attracting high paying employees and offering an incentive for building revitalization (estimate \$400,000). All such funding must conform to the definition of “community redevelopment “as set forth in Section 163.340(3), Florida Statutes.
- **Community and Economic Development Incentives** – Tourism subsidies. Given the Community Redevelopment Area’s current demographic make-up, attraction of tourism is an important element to the success of downtown retail and restaurants. With current residential and office population constraints, the creation of a vibrant populated downtown can be augmented by the attraction of tourists and visitors to the downtown area. The subsidy of the Amtrak shuttle, a daily service to deliver passengers from the Amtrak AutoTrain Station to the Sanford downtown is a major example of such a subsidy (cost estimate \$250,000). All such funding must conform to the definition of “community redevelopment “as set forth in Section 163.340(3), Florida Statutes.
- **Community and Economic Development Incentives and Projects** - Rehabilitation Interest Subsidy Program and Facade Improvement Grant Program. It has become evident that as public infrastructure projects such as the First Street Streetscape are completed, major challenges remain in addressing the perilous condition of downtown buildings. These grant programs, one to offer direct matching grants for smaller building improvements; and the other to offer a loan subsidy grant for major building improvements are designed to spur revitalization/community redevelopment of downtown buildings while ensuring that building owners are required to use a substantial portion of their own funding in conjunction with the subsidies thereby resulting in a classic public/private partnership. In addition the City Commission and CRA Board has undertaken to finance the renovation and redevelopment of certain properties that have been repossessed by the City for eventual resale on the open market (cost estimate \$2.5 million). All such funding must conform to the definition of “community redevelopment “as set forth in Section 163.340(3), Florida Statutes.

Prioritized Capital Improvement Project List

1. **Linkages:** With slightly more than six (6) years left in the life of the Community Redevelopment Area, completion of streetscape projects have been identified by the CRA Board as a major priority. The following projects have been listed:
 - Magnolia Avenue from 2nd to 3rd Street (cost estimate \$300,000).
 - Commercial Street (cost estimate \$450,000).
 - Oak Avenue (cost estimate \$450,000).
 - Laurel Avenue (cost estimate \$450,000).
 - Myrtle Avenue Improvements (cost estimate \$450,000).
 - Palmetto Avenue from 2nd to 3rd Street (cost estimate \$300,000)

- Sanford Avenue Improvements (cost estimate \$ 1.5 million).
- 2. Community and Economic Development Incentive Programs** for targeted businesses and related property improvements such as facade improvements, event banners, etc. all of which funding must conform to the definition of “community redevelopment “as set forth in Section 163.340(3), Florida Statutes.
- Rehabilitation Interest Subsidy Program (cost estimate \$ 2 million).
 - Façade Improvement Grants (cost estimate \$500,000).
 - City repossessed building renovation and resale (cost estimate \$200,000 before resale).
 - Banners, printing, etc. (cost estimate \$50,000).
 - Subsidy to UCF Incubator (cost estimate \$450,000).
 - Amtrak Shuttle subsidy (cost estimate \$ 210,000).
- 3. Additional Project Funding List** (which funds are expended for “community redevelopment “as defined in Section 163.340(3), Florida Statutes):
- **Seawall Maintenance** - Cost Estimate: \$100,000 for Seminole Boulevard/City-maintained section only.
 - **Promotional Marketing** - Cost estimate: \$350,000.
 - **Public Art and Street Graphics and Aesthetic Maintenance** - Cost estimate \$200,000.
 - **Marina-Oriented Improvements** - Includes midge/blind mosquito solutions, boat ramps, breakwaters improvements. No cost estimate.

General Statement Regarding Project and Program Financing and Sources of Funding

Some of the costs of funding the above-described redevelopment projects and programs are not yet known and will be varied. Such costs will involve the cooperation of public and private sectors. Funding may be provided from tax increment property tax revenues deriving from the Community Redevelopment Area, special assessments imposed by the City Commission, reimbursements of impact and/or other fees as authorized and directed by the City Commission, grants-in-aid to the from State, Federal or other governmental sources to the City that are budgeted to the CRA Board by the City Commission, contributions from private sources, or any combination of the above sources of funds. Bonds may be issued, in accordance with the requirements of controlling law, to fund part of the project costs to be repaid from the above referenced funding sources. Additional costs may be incurred which are necessary and appropriate costs of insurance of notes, bonds, or other financial instruments necessary to finance improvements and programs. All projects shall be financed and all related procedures and process shall be conducted in a manner that conforms to applicable State and local laws and ordinances.

VIII. Summary and Conclusion

In summary, this amended Community Redevelopment Plan provides a broad framework for redeveloping the Lake Monroe Waterfront and Downtown Sanford areas. The ultimate goal is to enable Sanford and Seminole County to realize the dream of the Lake Monroe Waterfront and Downtown Sanford becoming an exciting regional activity center for business, government and recreation. Revitalization and redevelopment are long term processes that require commitment as well as flexibility in order to take advantage of opportunities, some of which are not yet known. Six (6) years from its planned sunset, concrete evidence of the Community Redevelopment Area's success can be witnessed in the reduction of blight, the success of many downtown businesses and the number of new people enjoying the downtown and waterfront. Much work remains to be accomplished, however.

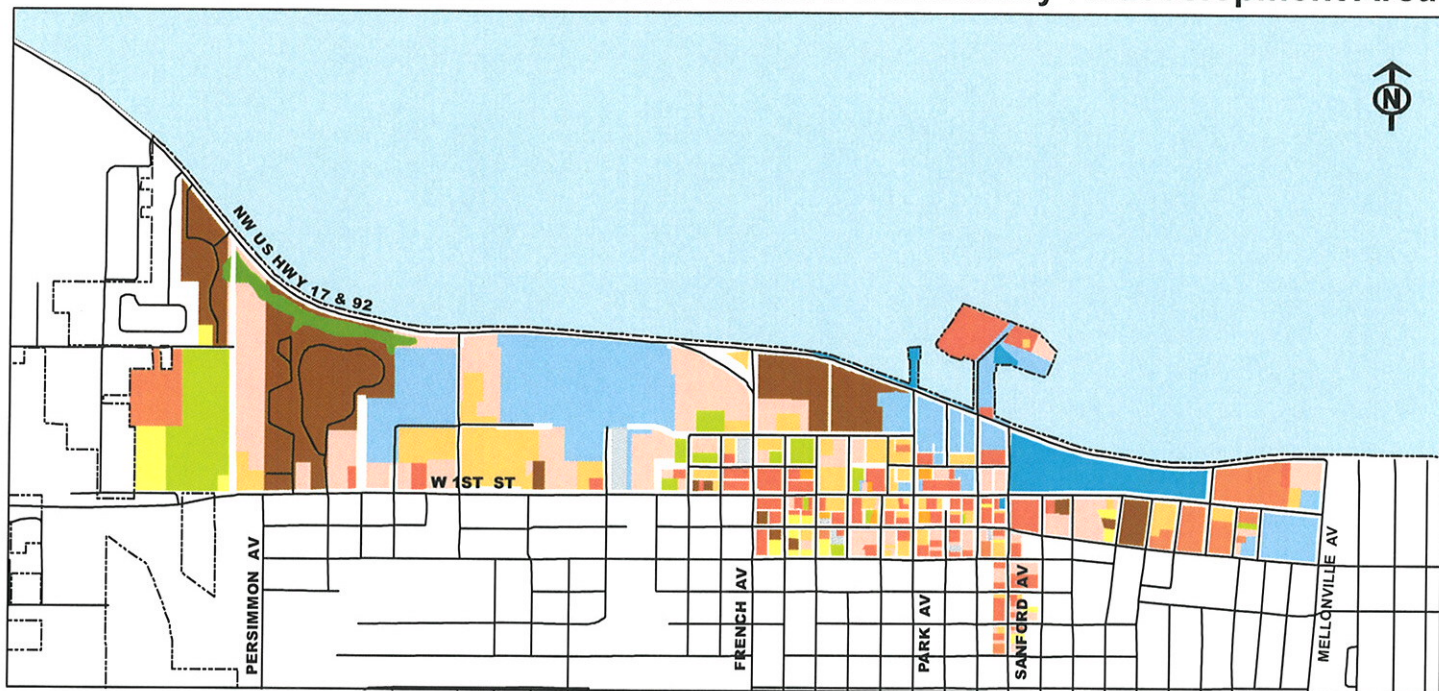
Redevelopment Plan and Finding of Necessity

**For the Lake Monroe Waterfront and
Downtown Sanford
Community Redevelopment Area**



Appendix

Lake Monroe Waterfront & Downtown Sanford Community Redevelopment Area



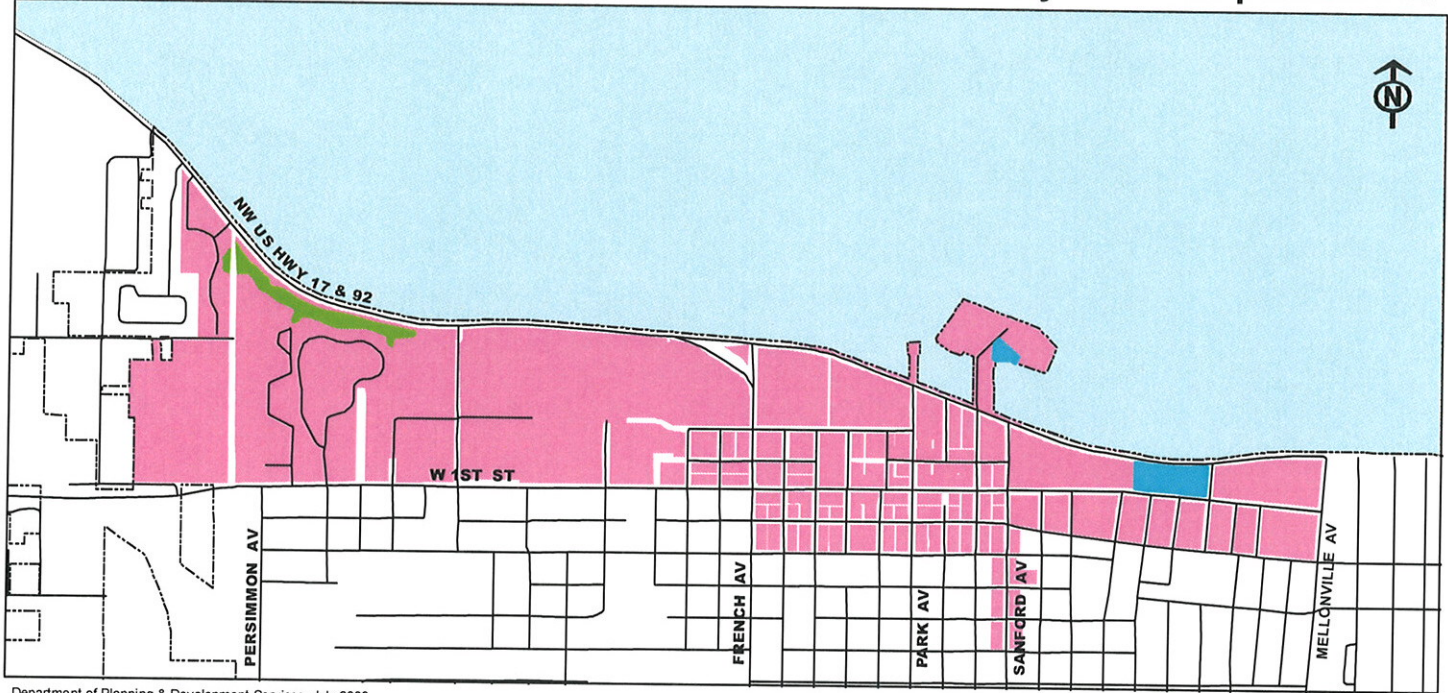
Department of Planning & Development Services, July 2009

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Existing Land Use Designation

Mobile Home	1.4 ac	Agriculture	24.7 ac
Institutional	21.7 ac	Public Service	81.6 ac
Recreation	19.2 ac	Single Family Residential	9.2 ac
Conservation	7.1 ac	Multi-family Residential	71.1 ac
Industrial	3.8 ac	Vacant	71.4 ac
Office	38.2 ac	Commercial	31.7 ac

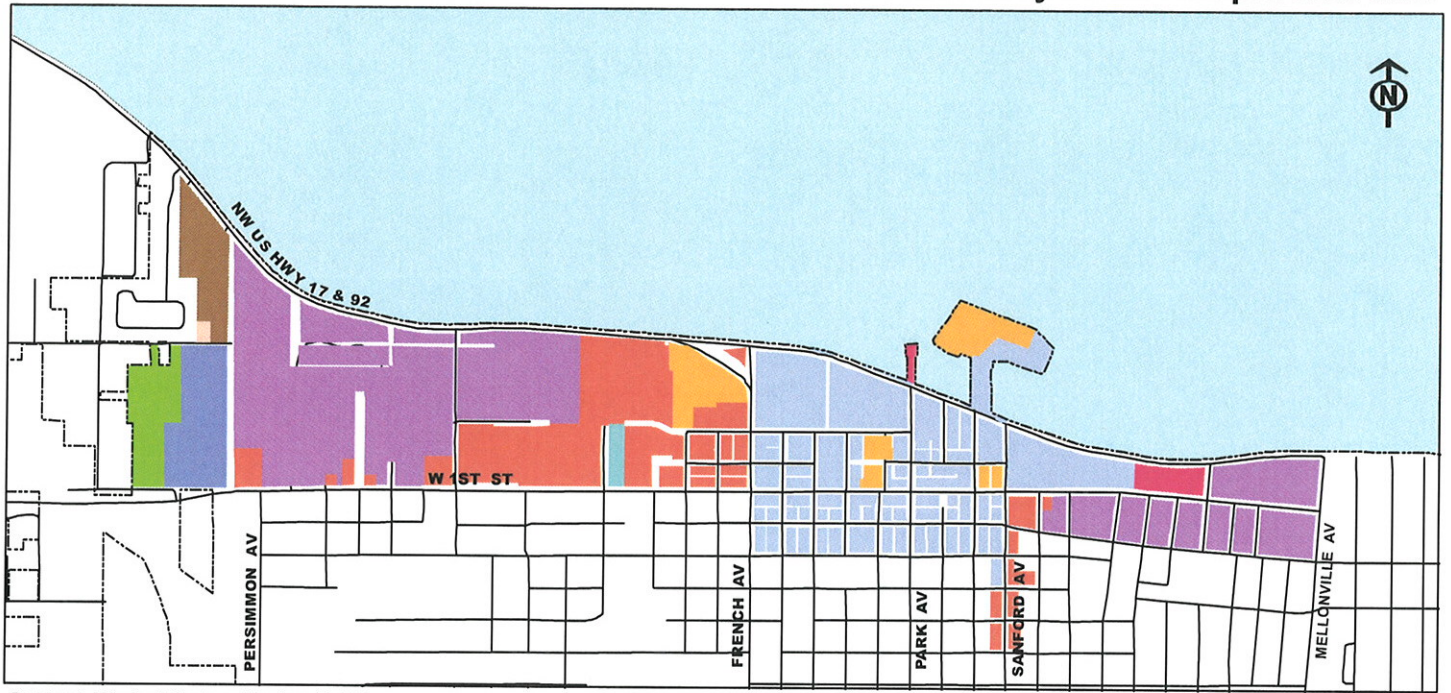
Lake Monroe Waterfront & Downtown Sanford Community Redevelopment Area



Future Land Use Designation

Waterfront Downtown Business District	383.1 ac
Resource Protection	7.1 ac
Parks, Recreation & Open Space	5.3 ac

Lake Monroe Waterfront & Downtown Sanford Community Redevelopment Area



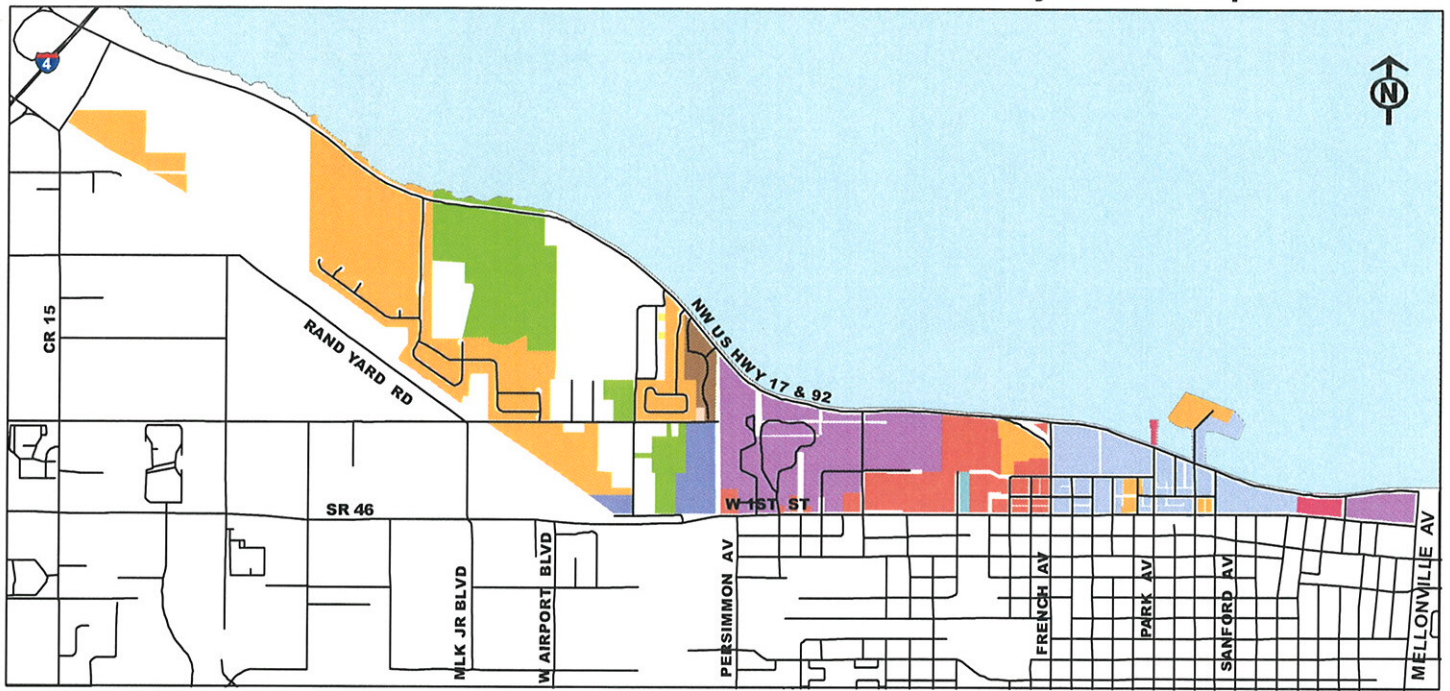
Department of Planning & Development Services, July 2009

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Generalized Zoning Designation

Agriculture	13.16 ac	Parks, Recreation and Open Space	5.4 ac
General Commercial	70.9 ac	Planned Development	21.2 ac
Medium Industrial	18.5 ac	Restricted Industrial	2.3 ac
Multi-Fam. Res./Office/Institutional	143.1 ac	Special Commercial	89.3 ac
Multi-Fam. Residential 20DU/ac.	12.9 ac		
Multi-Fam. Residential 8DU/ac.	0.7 ac		

Lake Monroe Waterfront & Downtown Sanford Community Redevelopment Area



Department of Planning & Development Services, July 2009

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Generalized Zoning Designation

 Agriculture	101.1 ac	 Parks, Recreation and Open Space	5.4 ac
 General Commercial	62.2 ac	 Planned Development	232.4 ac
 Medium Industrial	21.8 ac	 Restricted Industrial	2.3 ac
 Multi-Fam. Res./Office/Institutional	123.0 ac	 Single Fam. Residential 7,500 sq. ft Lots	0.6 ac
 Multi-Fam. Residential 20DU/ac.	12.9 ac	 Special Commercial	67.9 ac
 Multi-Fam. Residential 8DU/ac.	0.7 ac		

